

# APPROVED

VILLAGE OF ANTIOCH  
PLANNING AND ZONING BOARD  
MUNICIPAL BUILDING  
874 MAIN STREET, ANTIOCH, ILLINOIS

July 13, 2006

CALL TO ORDER: The meeting of the Antioch Planning and Zoning Board was called to order by Chairman Burdick at 7:30 p.m. in the Board Room at Village Hall, 874 Main Street, Antioch, Illinois 60002.

ROLL CALL: Roll call indicated the following members were present: Baba, Keller, LaReese, Kaiser, Cole & Ipsen. Also present were Chairman Burdick, Attorney Matt DeMartini and Deputy Clerk Lori Folbrick.

MOTION: Member Keller moved, seconded by Member Cole, to approve the minutes from the May 11, 2006 meeting.

ROLL CALL:

<b>YES:</b>	6	Baba, Keller, LaReese, Kaiser, Cole & Ipsen.
<b>NO:</b>	0	
<b>ABSENT:</b>	0	

ANNOUNCEMENTS: Mr. Robert Silhan, Director of Planning, Zoning & Building announced that this would be the final meeting for Board Member Tom Baba and stated that he was an excellent member of this board.

OLD BUSINESS: PZB 06-08; Neumann Homes; proposed plat of re-subdivision, part of Clublands Phase 3-East; plat prepared by Manhard Consulting, Ltd. Revised dated 05-24-06.

PUBLIC COMMENT: Mr. Frank Dobbs, manager of land acquisition at Neumann Homes, Bill Booker from Neumann Homes, and Tom Peterman from Manhard Consulting were present to take questions regarding this proposal. Mr. Dobbs explained that Neumann Homes would be reducing the number of lots from 54 to 49. He stated that most lots will increase in size and 5 will decrease in size. The lots which will decrease in size, however, will remain larger than the 7,800 square feet established as a minimum in the Village ordinance.

Member Ipsen asked if all of the lots were in compliance. Mr. Dobbs said that they were.

Member Baba reminded the Board of a previous resident that had a problem with her setback limit because she had not seen

a plat of survey prior to the purchase of her property. He is concerned that this problem will reoccur.

Mr. Dobbs replied that Neumann Homes will take action to remedy those problems.

Chairman Burdick asked what the rear setback would be after they are redeveloped. Mr. Dobbs said that he believes that it is 25 feet.

Chairman Burdick asked the staff to clarify what is involved for the Board. Director Silhan said that they need to put the appropriate bond or performance guarantee into place for this effort. He recommends that this board approves the plat of re-subdivision and move it to the Planning, Zoning & Building Committee of the Village Board. Director Silhan said that the amendment will increase most of the lot sizes within the subdivision. He stated that he did not see any problem with decreasing the density or reducing the number of lots in any development. He said the streets and utilities are already in place and the only issue Director Silhan was concerned about was the location of water services and the water valve for the b-box, but said the amendment is minor enough that the b-box will still remain in front of the homes. Because the streets are already in place, this amendment will not change the depth of the lots or the rear setbacks.

Member Kaiser asked how this would affect the SSA per lot. Director Silhan said that it will affect the SSA, and the Planning, Zoning & Building Committee of the Village Board would like to review that. Neumann Homes has contacted the consultant involved with the SSA, and they have issued a letter stating that there is a pre-payment amount that will be due because of the adjustment in the number of lots. He said that the Village Board and the Finance Department will look closely at the affects on the SSA.

MOTION:

Member Keller moved, seconded by member Cole, to approve PZB 06-08; Neumann Homes; proposed plat of re-subdivision, part of Clublands Phase 3-East with the conditions listed in staff reports.

ROLL CALL:

**YES:** 6 Baba, Keller, LaReese, Kaiser, Cole & Ipsen.

**NO:** 0

**ABSENT:** 0

NEW BUSINESS:

PZB 06-07; Proposed amendment to the Village's Comprehensive Plan, based on Downtown and Route 83 Corridor Study dated April 25, 2006 and revised on June 13, 2006

PUBLIC COMMENT:

Deputy Clerk Folbrick read aloud the public hearing notice and administered the oath to the public.

## DISCUSSION:

Director Silhan explained that a comprehensive plan is typically a long range view of how the community may look in the future in order to provide a context for the types of planning and zoning decisions made by the Board. This document serves as a guideline by which decisions will be made. He stated that the Village decided to start with corridor plans because that is where the pressure is focused with regards to development. The last amendment to the comprehensive plan in 2004 was based on the Route 173 corridor study. The Village received a grant from the Illinois Department of Transportation (IDOT) in 2005 to help fund the study. \$80,000 was received from the federal government and \$10,000 from state government, all of which are managed by IDOT. The remaining amount of \$17,000 came from Village funds. The same consultants used in the Route 173 corridor plan were retained for this study as well as a historic preservation consultant. These consultants conducted key person interviews in August of 2005, and some of that material is found within the comprehensive plan. The consultants presented draft reports to the Planning & Zoning Board as well as the Village Board. Many discussions ensued and resulted in changes to the proposal. In March, 2006 the development moratorium ended and a draft report was again presented. Changes were made to that report because of the downtown area being so complex. Director Silhan reminded the Board that the study area is immediately west of where the Route 173 corridor study ended. It is predominantly the old part of the village along with land on either side of Route 83 and ending at the state line in the north, and the Wunder Bar Restaurant in the south. This area includes the downtown overlay district which currently is the same as the Tax Increment Finance (TIF) District. The historic survey looked at areas on Main Street as well as the residential areas on Victoria St. and Park Ave.

Director Silhan had noticed that the draft report on the website for the Village of Antioch needed a few minor changes since the last draft in April. These changes include that the title page did not acknowledge that this was a hearing document and that the study was funded by a grant. In addition to these changes, there was no text reference to two additional alternatives provided for the Pittman block. Previous drafts also included possible locations for the clock tower, and have been changed to a more generic reference to a community identification feature.

Director Silhan stated that the draft recommends three stories as a maximum building height, and that is qualified by allowing for some modification. Chairman Burdick asked if the three story limitation applied to the downtown and historic area only. Director Silhan said that it was a general concern.

Director Silhan said that there are design recommendations as a part of this draft which refer to the Route 173 corridor study.

He said that the highway/commercial area needs to be consistent in terms of plans and ordinances. Other standards are presented for the downtown area, some of which include recommendations for the historically significant structures in the area.

He said that one of the major changes in the comprehensive plan are the two additional alternatives for the Pittman block. The study reflects the committee's request for that property to be an open park area. Another option for the property is for the easterly portion to be designated for residential condominiums.

Chairman Burdick asked if the Board was getting ahead of itself considering they do not own that property. Director Silhan said the site has significant restraints including the fact that the primary corner is owned by the Village of Antioch, which gives it leverage for future developments. Another restraint on the property is an underground pipe which holds a part of Sequoit Creek that travels below the property. The marketing study explains that a mix of residential and commercial development would strengthen the downtown area.

Chairman Burdick asked if there was anything mentioned in the comprehensive plan regarding the former gas station across the street from the Village Hall. Director Silhan stated that there were some possible designations for that property including a possible site for a new Village Hall, as well as commercial redevelopment. His concern with the commercial redevelopment was to assure that the setback from Main street would not obscure the view of the Methodist Church steeple.

Member Ipsen asked if the Village Hall should be located on Main Street and thereby exempt valuable property from real estate taxes. Director Silhan stated that the current Village Hall would serve as a redevelopment site after the new Village Hall would be constructed. He also said that in his opinion he would rather see the Village Hall in the broader downtown area, but not necessarily on Main Street. Member Ipsen agreed.

Chairman Burdick asked if there has been any contact with any of the utilities regarding underground service throughout Antioch. Director Silhan said that it is a difficult undertaking as well as expensive. He said that if it is added to the plan they may have an opportunity to address that issue in the future.

Member Baba commented on the sidewalk stamping and asked if that was suggested in the comprehensive plan. Director Silhan said that it was. Member Baba said that they did an excellent job, but didn't see it drawn out in the comprehensive plan.

Deputy Clerk Folbrick read aloud a letter from Carol Johns, 40654 Trinity Terrace, Antioch, IL 60002 regarding the Pittman property and possible suggestions for the site.

Chairman Burdick stated that some of the information submitted in Ms. Johns' letter was incorrect. She had stated that Route 83 would soon be converted into four lanes. Director Silhan said that the Route 83 improvements drawn by IDOT refer to intersection improvements and do not propose a four lane highway for Main Street.

Director Silhan also stated that the committee that reviewed the comprehensive plan was concerned about aesthetics and how people would view the Pittman property coming into town. He said that the graphics depict additional parking along Depot Street and Orchard Street in order to increase the amount of parking available.

Member Baba asked about the creek that runs below the Pittman property and what would make it possible to build on that site. Director Silhan said that they need to look at spanning the creek. He said that there had been previous discussions regarding daylighting the creek. Research would have to be done as far as how it would affect any flood plain area that may be associated with the creek. He said that from an engineering standpoint they must position the building so that it's not on top of the pipe, or make sure any supports for the building would span the pipe. Member Cole asked how much cover was between the pipe and the ground. Director Silhan said that he would assume it is two feet, but can look it up to be sure.

Member LaReese asked if there was any way to reroute the large trucks that have to travel through the downtown area on Route 83. Director Silhan said that he reviewed that concern with the consultants and there was no good alternative for a truck route. Alternatives considered would directly impact some residential areas.

Chairman Burdick asked if the downtown parking area was addressed. Director Silhan said that much of our current parking is underutilized, and the overall volume of parking spaces in the Village is significant.

Chairman Burdick asked if there had been input from any of the area businesses or building owners. Director Silhan said that they did receive input from the business community and a number of residents at public workshop sessions prior to the hearing.

Member Ipsen asked if this plan was going to preserve the downtown area or if they would have development in that area. Director Silhan said that this plan is the first step toward preserving the historical downtown area.

MOTION:

Member Kaiser moved, seconded by member Keller, to approve PZB 06-07; Proposed amendment to the Village's Comprehensive Plan, based on Downtown and Route 83 Corridor Study dated April 25, 2006 and revised on June 13, 2006

ROLL CALL:

**YES:** 6 Baba, Keller, LaReese, Kaiser, Cole & Ipsen.  
**NO:** 0  
**ABSENT:** 0

MOTION:

Member Ipsen moved to adjourn at 8:36 p.m. The motion was seconded by Member Cole.

**Motion Carried**

Respectfully Submitted,

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Lori K. Folbrick  
Deputy Clerk